



To: Chairman and Members, Nelson County Board of Zoning Appeals; and
Mr. Stephen A. Carter, County Administrator, County of Nelson

From: Grant Massie | Planner | Department of Planning & Zoning

Date: June 30, 2014

Subject: **Staff Report for Variance Request #2014-001**

Property Information

Site Address: 5532 Patrick Henry Highway, Roseland

Tax Map Parcel: #64-A-189A

Zoning: Agriculture A-1

Summary of Request

Application 2014-001 is a request by Johnny Lawhorne, residing at 5532 Patrick Henry Highway, for a variance in the front yard setback requirements. Mr. Lawhorne wishes to construct a front porch eight feet deep and twenty feet wide. The eight foot dimension would project from the existing house towards Rt. 151, Patrick Henry Highway. Once constructed, the porch would be 39 feet from the right-of-way of Rt. 151. The property is zoned Agriculture A-1 and Section 4-3-1a requires the porch to be 50 feet from the right-of-way or 75 feet from the center of the road, whichever is the greater distance. Based on the drawing provided an 11 foot variance would be required regardless of the method used (the 50 foot or 75 foot measurement).

The existing home is estimated to have been built in the 1930's. Many of the homes in the immediate neighborhood are of similar vintage and most are built closer than the current 50 foot setback. Several structures have front porches attached to them and are closer than the 50' set back requirement.

Mr. Lawhorne indicated that besides an aesthetic purpose the porch roof would provide much needed rain diversion capabilities and help solve a perennial drainage problem at the north-west corner of the house.

Front of house relative to Route 151



Gravel, low area at front corner



Poor drainage area



Front yard where porch would be located. Note pillars in the distance, two homes up from subject site

